

Before the Board of Zoning Adjustment, D. C.

PUBLIC HEARING -- April 13, 1966

Appeal No. 8708 President and Directors of Georgetown College, appellants.

The Zoning Administrator District of Columbia, appellee.

On motion duly made, seconded and unanimously carried, the following Order was entered at the meeting of the Board on April 27, 1966.

EFFECTIVE DATE OF ORDER -- May 11, 1966

ORDERED:

That the appeal for permission to establish offices for non-profit organizations (Urban America, Inc., The Washington Center for Metropolitan Studies, IIT Research Institute, Jesuit Educational Association, International Educational Development, Inc., and International Brotherhood of Firemen and Oilers) to occupy 2200 square feet, 5500 square feet, 4100 square feet, 2000 square feet, and 4500 square feet respectively in office building at 1717 Massachusetts Avenue, NW., lot 850, square 157, be granted, subject to the condition set forth hereinafter.

From the record and the evidence adduced at the public hearing, the Board finds the following facts:

- (1) Urban America, Inc., is a non-profit organization within the meaning of the Zoning Regulations, as evidenced by letters from the U. S. Internal Revenue Service (Exhibit No. 8), the By-Laws of the group (Exhibit No. 9), and the statement of elections under the District of Columbia Non-profit Corporation Act (Exhibit No. 10).
 - (2) The Washington Center for Metropolitan Studies is a non-profit organization within the meaning of the Zoning Regulations, as evidenced by its certificate of incorporation (Exhibit No. 11), a letter from the Internal Revenue Service (Exhibit No. 12), and an amendment to the incorporation certificate (Exhibit No. 13).
 - (3) IIT Research Institute is a non-profit organization within the meaning of the Zoning Regulations, as evidenced by its certificate of incorporation (Exhibit No. 21), a certificate of amendment to the certificate of incorporation (Exhibit No. 20), and a letter from the Internal Revenue Service (Exhibit No. 22).
 - (4) IIT Research Institute is the parent corporation of A.R.F. Development Corporation and Transition, Inc., both profit organizations.
 - (5) Jesuit Educational Association is a non-profit organization within the meaning of the Zoning Regulations, as evidenced by a letter from its Secretary-Treasurer (Exhibit No. 14) and a letter from the U.S. Internal Revenue Service (Exhibit No. 15).
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(6) International Educational Development, Inc. is a non-profit organization within the meaning of the Zoning Regulations, as evidenced by its certificate of incorporation (Exhibit No. 16) and a letter from the Internal Revenue Service (Exhibit No. 17).

(7) International Brotherhood of Firemen and Oilers is a non-profit organization within the meaning of the Zoning Regulations, as evidenced by a letter from the Internal Revenue Service (Exhibit No. 19) and a copy of its Constitution (Exhibit No. 18).

(8) Urban America, Inc., proposes to use the sixth floor of the subject building.

(9) All of the other organizations propose to occupy space on the fifth floor of the subject building.

(10) Jesuit Educational Association and International Educational Development, Inc. propose to occupy the same space on the fifth floor of the subject building.

(11) Urban America, Inc., proposes to occupy 2200 square feet; The Washington Center for Metropolitan Studies proposes to occupy 5500 square feet; IIT Research Institute proposes to occupy 4100 square feet; Jesuit Educational Association and International Educational Development propose to occupy 2000 square feet of space; and International Brotherhood of Firemen and Oilers propose to occupy 4500 square feet of space in the subject building.

(12) A 5.5 FAR factor has been applied in computing the areas of the building and the necessary off-street parking spaces to serve the office space has been provided.

(13) In Appeals No. 6870 and 6871, the Board granted permission for the erection of the subject special purpose office building.

(14) There was no objection to the granting of this appeal registered at the public hearing.

OPINION:

We are of the opinion that granting permission to these applicants to occupy the stipulated space on the fifth and sixth floors of the subject office building is in keeping with the letter, intent, and purpose of Section 41 of the Zoning Regulations.

We are further of the opinion that the proposed uses will be in harmony with existing uses of neighboring and adjoining properties and will not create dangerous or otherwise objectionable traffic conditions. The proposed uses will not adversely affect nearby or adjoining property.

OPINION cont'd.

The Order is subject to the following condition:

- (a) Occupancy by IIT Research Institute is approved provided persons occupying its space are employed and paid solely by a non-profit organization.

The Board retains jurisdiction over the use of the subject premises by non-profit organizations.

Before the Board of Zoning Adjustment, D. C.

PUBLIC HEARING -- July 13, 1966

Appeal No. 8708 President and Directors of Georgetown College,
appellants.

The Zoning Administrator of the District of Columbia, appellee.

On motion duly made, seconded and unanimously carried, the following amendment to the Order in this appeal was entered by the Board at its meeting on July 18, 1966.

EFFECTIVE DATE OF AMENDMENT - August 16, 1966

ORDERED:

That the appeal for permission to establish offices for non-profit organizations (Urban America, Inc., The Washington Center for Metropolitan Studies, IIT Research Institute, Jesuit Educational Association, International Educational Development, Inc., and International Brotherhood of Firemen and Oilers) to occupy 2,200 square feet, 5,500 square feet, 4,100 square feet, 2,000 square feet, and 4,500 square feet, respectively, in office building at 1717 Massachusetts Avenue, NW., lot 850, square 157, having been granted, the Order effective May 11, 1966 is amended by adding the following:

- (a) The floor area and the location to be occupied by each of the organizations listed in this appeal may be changed without further Order of this Board.